WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Angela Bateon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2020.

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9th, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tricia Young	Acopia, LLC	Parcel ID: 126 16 0A 439.00
(NAME) 1460 Bending River Drive	(NAME) 306 Northcreek Boulevard, Suite 100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nashville Now Investments LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tricia Young, unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot number 601 on the Plan of Parkview at Riverwalk, Phase I, a cluster lot development, of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew P. Trabucco and wife Heather L. Trabucco and to appoint Cartus Corporation, a Delaware Corporation ("Agent") and/or Mid South Relocation Services ("Agent") and/or its authorized and designated agents or representatives as our attorney in fact by Warranty Deed and Irrevocable Durable Power of Attorney from Jimmy W. Woodall, JR and wife, Michelle M. Woodall dated February 17, 2010 and recorded March 26, 2010 as Instrument No. 201003260022771, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew P. Trabucco, a married man by Quitclaim Deed from Andrew P. Trabucco, a married man and Heather L. Trabucco, a married woman, who took title as husband and wife dated February 28, 2013 and recorded March 11, 2013 as Instrument No. 201303110024142, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Nashville Now Investments, LLC, a Tennessee limited liability company by Warranty Deed from Andrew P. Trabucco dated December 20, 2018 and recorded December 20, 2018 as Instrument No. 201812200124008, in said Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 371963 DEEDWARR
03/13/2020 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20200313-0028202

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1460 Bending River Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of March, 2019

Nashville Now Investments LLC

BY: Rick Olszewski, member

Rick Olszewski, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rick Olszewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, and is authorized to execute the instrument on behalf of Nashville Now Investments, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

Witness my hand and official seal, this the 9th day of March, 2020.

Kenyon J. Sales
Notary Public

My Commission Expires: May 9th, 2023

(SEAL)

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)